101.0	0005	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,361,600 / 1,361,600
					USE VALUE:	1,361,600 / 1,361,600
					ASSESSED:	1,361,600 / 1,361,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAKOBER LORENZ & PAULINE
Owner 2:	
Owner 3:	
Street 1:	19 GREELEY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	24 EPPING STREET LLC -
Owner 2:	-
Street 1:	41 KATIE WAY
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry:
Postal:	01876

NARRATIVE DESCRIPTION

This parcel contains 13,440 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 3269 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13440.000	785,400		576,200	1,361,600
Total Card	0.309	785,400		576,200	1,361,600
Total Parcel	0.309	785,400		576,200	1,361,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.52 | /Parcel: 416.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65315
GIS Ref	
GIS Ref	
Insp Date	12/01/16

!8108!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	780,500	0	13,440.	576,200	1,356,700	1,356,700	Year End Roll	12/18/2019
2019	101	FV	669,100	0	13,440.	584,500	1,253,600	1,253,600	Year End Roll	1/3/2019
2018	101	FV	524,700	0	13,440.	436,300	961,000	961,000	Year End Roll	12/20/2017
2017	101	FV	227,100	8400	13,440.	395,100	630,600	630,600	Year End Roll	1/3/2017
2016	101	FV	227,100	8400	13,440.	378,700	614,200	614,200	Year End	1/4/2016
2015	101	FV	189,000	8700	13,440.	321,000	518,700	518,700	Year End Roll	12/11/2014
2014	101	FV	189,000	8700	13,440.	304,600	502,300	502,300	Year End Roll	12/16/2013
2013	101	FV	189,000	8700	13,440.	289,800	487,500	487,500		12/13/2012

PRINT

Date	Time
12/10/20	22:41:39

LAST REV

Date	Time
11/01/18	17:01:37
apro	
8108	

USER DEFINED

Prior Id # 1:	65315
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING STREE	69063-595		3/28/2017		1,325,000	No	No		
OBRIEN PENNY,	66284-507		10/27/2015	Change>Sale	550,000	No	No		
OBRIEN PENNY &	66270-350		10/23/2015	Convenience	1	No	No		
	14402-569		9/1/1981	Family		No	No		
	13910-495		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2016	401	Addition	255,000					Add 2nd story
2/23/2016	181	Manual	4,000		2/23/2016			Demo to first floo
2/18/2016	167	Redo Kit	16,000		2/18/2016			Kitchen remodel.

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2018	SQ Returned	EMK	Ellen K
12/1/2016	Measured	DGM	D Mann
11/8/2016	Permit Visit	DGM	D Mann
5/3/2016	Sales Review	PT	Paul T
12/2/2008	Meas/Inspect	163	PATRIOT
4/6/2000	Inspected	276	PATRIOT
10/22/1999	Measured	256	PATRIOT
7/24/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13440		Sq. Ft.	Site		0	70.	0.61	5									576,240						576,200	

Total AC/HA:	0.30854	Total SF/SM:	13440	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	576,240	Spl Credit		Total:	576,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09567058
Const Adj.:	1.33650005
Adj $ / SQ:	183.045
Other Features:	96146
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	794902
Depreciation:	9539
Depreciated Total:	785363

COMMENTS

OF=SINK IN FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

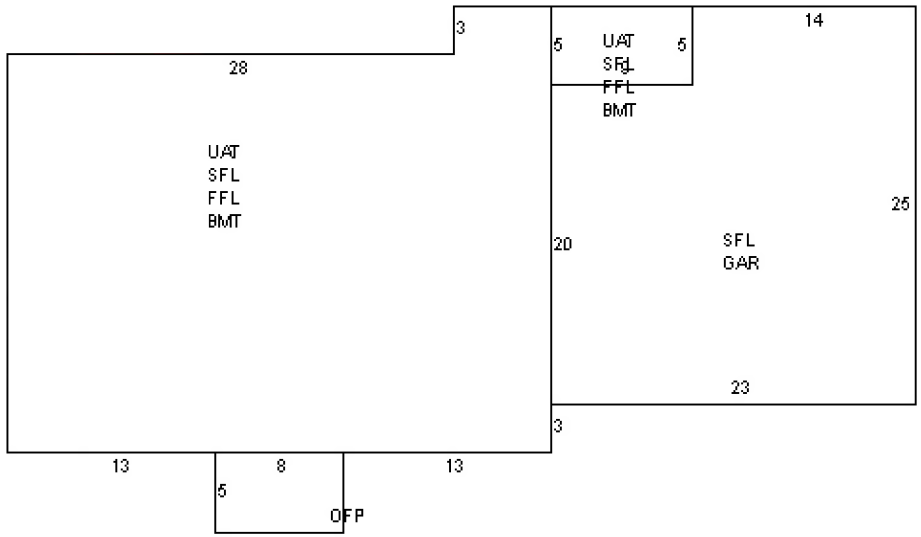
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	221.49
Special Features:	0	Val/Su Net:	193.12
Final Total:	785400	Val/Su SzAd	333.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,443	183.050	264,135
BMT	Basement	913	105.710	96,512
FFL	First Floor	913	183.050	167,120
GAR	Garage	530	26.350	13,966
UAT	Upper Attic	228	73.220	16,712
OFP	Open Porch	40	58.810	2,352

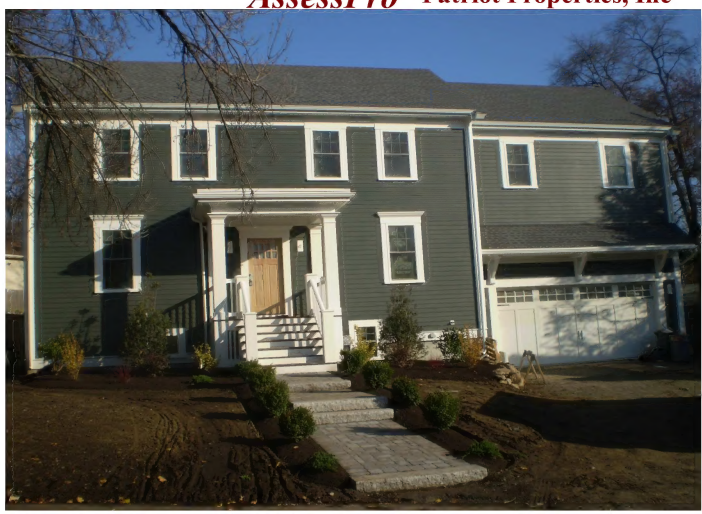
Net Sketched Area:	4,067	Total:	
Size Ad	2356	Gross Are	10450	FinArea	3269
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	